



2 Deer Park Way, Beverley HU17 8RN
£270,000

- 3 bedrooms/2 receptions
- Open plan dining kitchen
- South-Westerly facing garden
- Sought after development
- Excellent school catchment
- Corner plot position
- No onward chain
- EPC Rating: D
- Council Tax Band: C

Attractively presented and much loved family house situated on a superb corner plot position with a South-Westerly facing garden. Benefitting from two reception rooms, the dining room being open plan into the kitchen, the property also has three good size bedrooms and a house bathroom. In the past part of the garage has been converted into a room with a store to the front and the property also benefits from off-street parking. Viewing is highly recommended.

LOCATION

The property is located on the corner of Deer Park Way and Lincoln Way on this extremely sought after modern development on the South side of the town centre. Having an excellent school catchment area , and an array of local amenities, the property is also convenient for the major road network and with cycle and pedestrian access directly into the centre of town.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

5'1" x 2'10" (1.55m x 0.86m)
uPVC glass panelled front door and stairs to the first floor accommodation.

CLOAKROOM

5'1" x 2'10" (1.55m x 0.86m)
Two piece sanitary suite comprising low level w.c. and wall hung hand wash basin, window to the front elevation and tiled floor.

LIVING ROOM

13'3" x 12'11" (4.04m x 3.94m)
A well proportioned room with the focal point being a white Adam style fireplace with marble hearth and back housing an electric fire, window to the front elevation, oak style laminate flooring and double doors leading through into the dining room.

DINING ROOM

9'10" x 7'9" (3.00m x 2.36m)
Open plan into the kitchen and with a continuation of the oak flooring. French doors lead out onto the rear garden.

KITCHEN

9'10" x 8'10" (3.00m x 2.69m)
Offering a good range of wall and base storage units with cream fronts and contrasting butcher's block work surfaces, ceramic tile splashbacks, porcelain one and a half bowl sink and drainer, four ring stainless steel gas hob with extractor over, integrated oven and fridge, space and plumbing for dishwasher, cupboard under the stairs and window to the rear elevation.

UTILITY ROOM

7'7" x 4'10" (2.31m x 1.47m)
Space and plumbing for washing machine and tumble dryer, wall mounted modern Ideal Standard gas boiler, uPVC glass panelled door opening onto the rear garden with further window to one side and integral door through to the garage.

FIRST FLOOR

LANDING

BEDROOM 1

11'11" x 8'11" (3.63m x 2.72m)
Window to the rear elevation.

BEDROOM 2

11'9" x 8'5" (3.58m x 2.57m)
Laminate flooring and window to the front elevation.

BEDROOM 3

8'5" x 7'6" (2.57m x 2.29m)
Laminate flooring and window to the front elevation.

BATHROOM

6'10" x 5'6" (2.08m x 1.68m)
Three piece sanitary suite comprising panelled bath, pedestal hand wash basin, low level w.c., tiled walls with inset mirror, porcelain tiled floor and window to the rear elevation.

GARAGE

The garage has been split into two areas in the past and can be accessed from the utility room through an internal door. Ripe for conversion (subject to the necessary building regulations) the first room measures 9'7" x 7'9" and has a radiator, light and power. The front area still remains a store measuring 7'9" x 7'5" and has up-and-over door.

OUTSIDE

The property occupies a corner plot position with a wide brick sett drive providing ample parking for three cars and leading up to the garage. With a lawn to one side, a mature hedge forms the front boundary.

The rear garden is ideally South-Westerly facing with a central lawn and gravelled seating area. Fenced on three sides for privacy, there is a wildlife pond and a small patio adjacent to the utility room.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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